

3/19/09 10:36:40
BK 605 PG 77
DESDTO COUNTY, MS
W.E. DAVIS, CH CLERK

RETURN TO:

File NO. 2009020581
Bridgforth & Buntin, PLLC
P. O. Box 241
Southaven, MS 38671
Phone: 662-393-4450

INDEXING INSTRUCTIONS: LOT 177, PHASE VIII, HERITAGE HILLS PUD SUBDIVISION, DESOTO COUNTY, MS

File Number: 2218 2037331

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **ANNA ACHESON**, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

LAND SITUATED IN DESOTO COUNTY, MISSISSIPPI TO WIT:

LOT 177, PHASE VIII, HERITAGE HILLS PUD SUBDIVISION, LOCATED IN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 8 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 81, PAGE 33, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR, ROBERT O. LOGAN, HEREIN BY WARRANTY DEED OF RECORD AT BOOK 0449, PAGE 0053, DATED JULY 23, 1993, FILED JULY 25, 1993, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

ALSO BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY WARRANTY DEED OF RECORD BEING RECORDED SIMULTANEOUSLY HERewith IN SAID REGISTER'S OFFICE.

MORE COMMONLY KNOWN AS: 7908 MILESTONE DRIVE, SOUTHAVEN, MS 38671

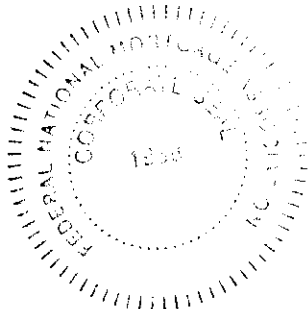
THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

WITNESS MY SIGNATURE, this the 16th day of March, 2009.

Federal National Mortgage Association



BY: 

Name & Title:

Colleen M. Liston
Assistant Secretary

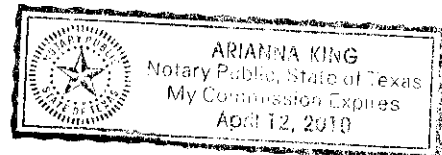
STATE OF TEXAS
COUNTY OF DALLAS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 16th day of March, 2009, within my jurisdiction, the within named Colleen M. Liston who acknowledged that (he)(she) is Assistant Secretary of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly authorized so to do.


Notary Public

My Commission Expires:

(Affix official seal, if applicable)



Grantor's Address:
Federal National Mortgage Association
International Plaza II
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254-2916
(972) 773-7632

Grantee's Address:
ANNA ACHESON

7908 Milestone Drive
Southaven, MS 38671
(901) 227-5123 Work
901-282-7103 Home

Prepared By:
T. Frank Collins, Collins & Associates, PLLC, 599-B Steed Road, Ridgeland, Mississippi 39110, (601) 853-4400, MSB #6394

Return To:
First American Title Insurance Company, 4780 Interstate 55 North, Suite 400, Jackson, Mississippi 39211, (800) 682-0088